

**MINUTES OF THE VILLAGE OF JOHNSBURG  
APRIL 11, 2017 MEETING OF THE  
PLANNING AND ZONING COMMISSION**

**CALL TO ORDER** – Chairman Husby called the meeting to order at 7:00p.m. At the Village Hall.

**Commission Members Present**

Kim Husby  
Mark Niggemann  
Scott Letzter  
Tom Benck  
Curt Larsen  
Beth Foreman  
Bobbie Wiltse

**Petitioners**

Jerry and Maureen Harker

**HARKER VARIANCE REQUEST**

Jerry and Maureen Harker were in attendance to request that the Planning and Zoning Commission for the Village of Johnsburg recommend that variances be granted to Section 7, Accessory Buildings and Structures to accommodate the construction of a detached garage for personal use with living area above the garage on their property at 1921 Sunnyside Beach Drive. To accommodate the use, they requested the following variances: 1) Section 7.1-5, permitting a rear yard setback of 3 feet in lieu of the otherwise required 10 feet setback; Section 7.1-7, permitting maximum square footage for a detached garage of 1040 on the first floor and 833 square feet on the second floor in lieu of the otherwise allowable 864 square feet; Section 7.1-7, permitting a maximum height of 28 feet in lieu of the otherwise maximum allowable height of 10 feet; and Section 10.4-7 entitled Lot Coverage, permitting maximum lot coverage of 36.79% in lieu of the otherwise allowable 35%. They explained that utilization of the living area shall be limited as an accessory use to the principal structure and shall not be utilized as a single-family home dwelling.

**QUESTIONS FROM THE BOARD**

Commission member Benck questioned if they are raising the existing elevation of the garage. Mr. Harker replied that he is raising the garage almost to the level of the street. Chairman Husby questioned how close the garage will be from the minimum side yard setback. Mr. Harker stated that it will be 1 foot and 11 inches from the side yard setback. Commission member Niggeman questioned the height of the existing structure. Maureen Harker replied explained that it is currently 16 feet high. Commission member Letzter questioned what the current height of the existing house is. Mr. Harker stated that it is 40 feet in height. Chairman Husby questioned how much space will there be between the back of the garage and front of the house. Mr. Harker stated they will be just over 23 feet apart. Commission member Wiltse what is the footprint of the garage. Mr.Harker stated that the first floor footprint would be 989 square feet.

**QUESTIONS FROM THE FLOOR**

No questions from the floor

**COMMENTS FROM THE BOARD**

Chairwoman Husby states that she understands the reasoning for putting the accessory structure close to the roadside of the property line which will be a barrier to headlights from the cars traveling down Stubby Avenue. She thanked the petitioners for coming in prepared with several detailed drawings.

**COMMENTS FROM THE FLOOR**

No comments from the Floor

**SUMMARY**

Mr. Harker summarized the request before the Planning and Zoning Commission. Commission Member Niggemann made a motion to recommend approval of the variances as requested for the property at 1921 Sunnyside Beach Drive in Johnsborg. Commission Member Foreman seconded the motion. All Commission Members voted Aye. Motion carried.

Respectfully Submitted,

*Timothy Haynes*  
*Administrative Assistant/  
Collector*